

FOR SALE

Trade Counter
Development Opportunity

Whitfield Drive, Ayr, KA8 9RX



- Set in popular Heathfield area
- Planning consent granted for 6 trade counter units on 0.30 ha (0.74 ac) site
- Additional development site of 0.37 hectares (0.91 acres)
- Offers over £250,000

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located on Whitfield Drive in the popular Heathfield district of Ayr. Heathfield is Ayr's prime out of town commercial location with a number of retail, motor trade, trade counter and industrial uses represented in the general area.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

THE PROPERTY

The subjects comprise Phases 2 and 3 of the Trade Town development. Phase 1 having been completed by our clients and let in its entirety to Dingbro.

Phase 2

The subject site extends to approx. 0.30 hectares (0.74 acres) and full planning consent has been granted by South Ayrshire Council for the development of 6 trade counter units each of 230 sq. m. (2,480 sq. ft.). South Ayrshire Planning Ref 15/00763/APP.

Phase 3

Phase 3 is a level regular shaped development site extending to 0.37 hectares (0.91 acres). There is no planning consent in place although it is suited to industrial/trade counter development.

PRICE

Offers over **£250,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

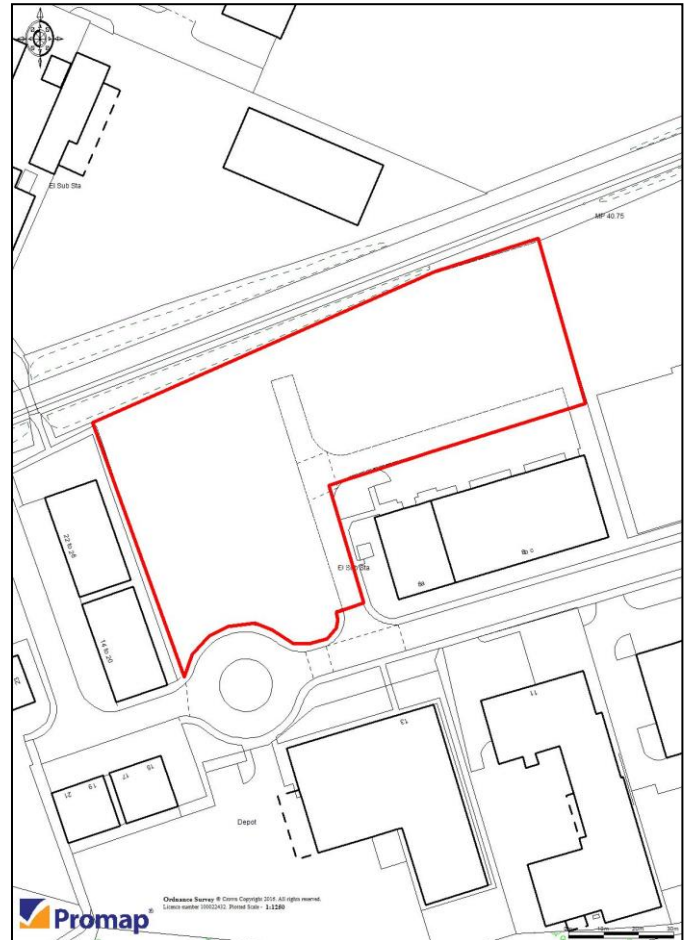
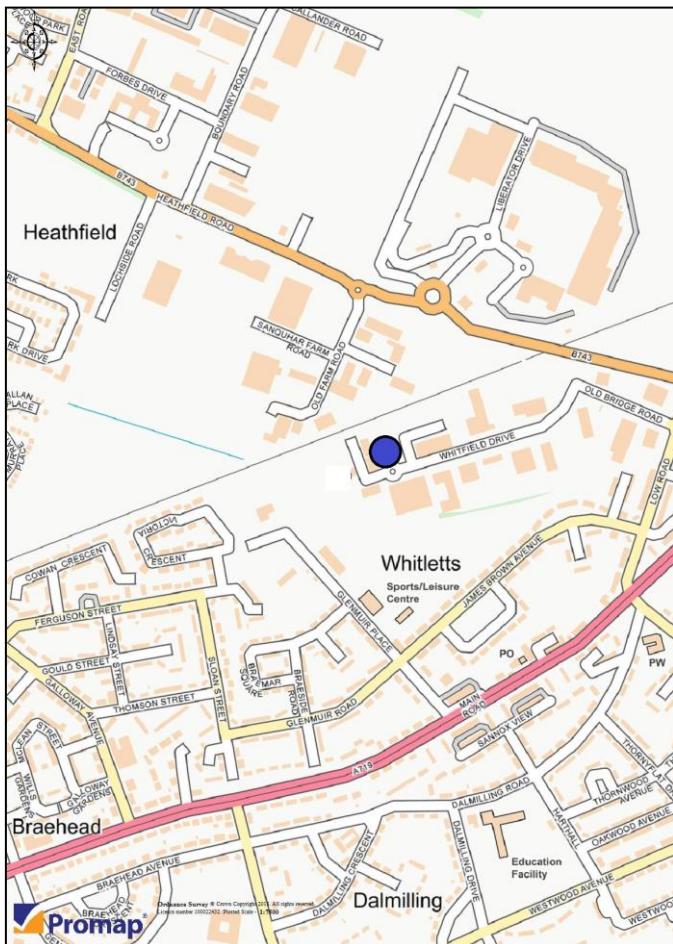
VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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